

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Easthampton

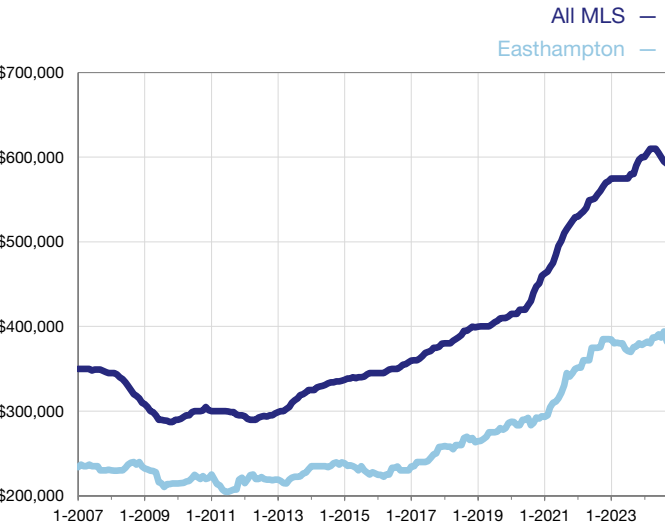
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	67	66	- 1.5%
Closed Sales	10	3	- 70.0%	69	64	- 7.2%
Median Sales Price*	\$424,950	\$386,000	- 9.2%	\$376,252	\$399,000	+ 6.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	17	31	+ 82.4%
Percent of Original List Price Received*	106.4%	100.3%	- 5.7%	108.1%	104.8%	- 3.1%
New Listings	8	5	- 37.5%	79	63	- 20.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	24	19	- 20.8%
Closed Sales	0	1	--	19	13	- 31.6%
Median Sales Price*	\$0	\$261,300	--	\$475,000	\$295,000	- 37.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	67	35	- 47.8%
Percent of Original List Price Received*	0.0%	100.5%	--	104.2%	101.8%	- 2.3%
New Listings	1	2	+ 100.0%	23	23	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

